Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
14-6039

Davidson County	DEEDWARR
Recvd: 08/01/14 13:32	3 pgs
Fees:18.00 Taxes:466.20	
20140801-0069103	

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 126,000.

Bradford F. Bell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25 DAY OF July 2014.

Notary Public

Commission Expiration: My Commission Expires March 20, 2018

STATE OF TENNESSEE NOTARY PUBLIC JAKE CRUM SUMNER COUNTY

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL:**
Haley Stanton	**Fidelity Homestead Savings Bank**	
4813 Barclay Square Drive	**4000 S. Sherwood Forest Blvd #202**	**14909018200**
Antioch, TN 37013	**Nashville, TN 37219**	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Morris and Bell Properties, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Haley Stanton, an unmarried woman and Ayesha Khan, an unmarried woman, as tenants in common with rights of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Being Lot No. 79, lying in the 31st Councilmanic District of Davidson County, Tennessee, known as Barclay Square Subdivision, Section III, of record in Book 4675, Page 154, Register's Office for Davidson County,
Tennessee.**

Said Lot No. 79, being a corner lot, fronts 68.82 feet on the southerly margin of Barclay Square Drive and fronts 53.28 feet on the westerly margin of Tina Court, said frontages being joined by a curve measuring 37.05 feet. The Westerly line of said Lot No. 79 extends back 108.92 feet where it intersects the southerly line measuring 107.48 feet thereon.

Being the same property conveyed to Morris and Bell Properties, LLC from Autumn Morris and Charles Bell by deed dated 01/27/2009 filed for record on 03/20/2009 in Instrument No. 20090320-0025383 and corrected by Scriveners Affidavit in Instrument No. 20120801-0068031 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantees herein.

This is improved property known as 4813 Barclay Square Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 25 day of July, 2014.

Morris and Bell Properties, LLC

Bradford Bell, Chief Manager
Bradford F. Bell, Chief Manager

Darek B. Bell, Secretary by Bradford F. Bell, His Attorney In fact
Darek B. Bell, Secretary
By Bradford F. Bell, His Attorney In Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Bradford F. Bell, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chief Manager of Morris and Bell Properties, LLC, the within named bargainor, a Limited Liability Company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Liability Company by himself as Chief Manager.

Witness my hand and official seal at office this 25 day of July, 2014.

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission Expires
March 20, 2018

Commission Expiration: _____

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 25 day of July, 2014, before me personally appeared Bradford F. Bell, to me known to be the person who executed the foregoing instrument in behalf of Darek B. Bell, Secretary of Morris & Bell Properties, LLC as Attorney in Fact, and who acknowledged that he executed the same as the free act and deed of said Darek B. Bell, Secretary. Witness my hand and official seal.

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

Commission Expiration: My Commission Expires
March 20, 2018

True Copy Certification

I, Pam Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Laura Perry, a notary public for this county and state, Pam Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-11-15

LAURA D. PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY